



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 6, 2022

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

Air Quality Management
Sonoma State University
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Mendocino Fire Protection District

CASE#: U_2022-0007

DATE FILED: 8/19/2022

OWNER: NOAH & ZOE SHEPPARD

APPLICANT/AGENT: WILLIAM HAYES

REQUEST: A Use Permit for an indoor cannabis cultivation (Type C-A (2500 square feet); AG_2022-0003) site of no more than 2,500 square feet of canopy per MCC Section 20.242.040(D)(1)(c). At all times, the subject property is limited to a total cultivation canopy of 10,000 square feet. This site was relocated to the current location per MCC 10a.17.080(B)(3)(a).

LOCATION: 3.6± miles east of Mendocino town center, lying on the south side of Little Lake Rd. (CR 408), 0.1± miles east of its intersection with Outlaw Springs Rd. (Private), addressed at 8261 Outlaw Springs Rd., Mendocino (APN: 119-490-19).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: October 20, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

CASE: U_2022-0007

OWNER: NOAH K SHEPPARD

APPLICANT: WILLIAMS HAYES

AGENT: WILLIAMS HAYES

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APN/S: 119-490-19-00

PARCEL SIZE: 5.5± ACRES

GENERAL PLAN: RR10:

ZONING: RR:10

EXISTING USES: Residential

DISTRICT: Supervisorial District 5 (Williams)

RELATED CASES: AG_2022-0003 (Cannabis Cultivation - Small Indoor of no more than 2,500 sq. ft.)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Public Lands	Timber Production Zone (TPZ:160)	600± acres	Public
EAST:	Public Lands	Public Facilities	37.5± acres	Public
SOUTH:	RR10:	Rural Residential (RR:10)	7.4± acres	Residential
WEST:	RR10:	Rural Residential (RR:10)	5± acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Mendocino Fire Protection District
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: Project adjacent to Jackson State Forest. Located in area with Critical Water Resources (Bedrock).

STAFF PLANNER: MARK CLISER

DATE: 10/6/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Grazing / Rural Residential & Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Yes

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NA



Planning and Building Services

Case No:	0-2022-0007
CalFire No:	0
Date Filed:	8-19-2022
Fee:	\$4,340.00
Receipt No:	051574
Received By:	Mark O'Neil / J. Waldman
Office use only	

APPLICATION FORM

APPLICANT

Name: William Hayes Phone: 707-357-1886

Mailing Address: 40650 Comptche Ukiah Rd

City: Mendocino State/Zip: Ca, 95460 email: Trianglefarms@yahoo.com

PROPERTY OWNER

Name: Noah Sheppard Phone: 707-813-8138

Mailing Address: PO Box 112

City: Albion State/Zip: Ca, 95410 email: noahksheppard@gmail.com

AGENT

Name: William Hayes Phone: 707-357-1886

Mailing Address: 40650 Comptche Ukiah Rd.

City: Mendocino State/Zip: Ca, 95460 email: Trianglefarms@yahoo.com

Parcel Size: 5.5+/- acres (Sq. feet/Acres) Address of Property: 8261 Outlaw Springs Rd., Mendocino, Ca 95460

Assessor Parcel Number(s): 119-490-19-00

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.

	<u>8/17/2022</u>		<u>8/17/2022</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Proposed is a 2500sf indoor cannabis cultivation facility. This facility will be completely contained within a 5000sf+/- engineered steel building. Cultivation water will be pulled from a permitted onsite well. This well has been recently evaluated and a water availability analysis will be provided. Cultivation waste water will be collected on-site and disposed of using a certified waste water hauler. Other domestic waste water will be directed to an existing permitted septic system. A gravel driveway will need to be constructed to access the building location. A sensitive species evaluation has been completed on this parcel indicating that the proposed building location is located within a grassy meadow with no known sensitive species and requires minimal vegetation removal.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>Guest Cottage</u> <input checked="" type="checkbox"/> Other: <u>Cabin</u>	3	4	2400+/-	5000+/-	7400+/-
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 2
Estimated shifts per day: 1
Type of loading facilities proposed: N/A

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

There will be no vegetation removed other than what will be required for the access road
and building footprint

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>0</u>	_____
Number of uncovered spaces	<u>4</u>	_____
Number of standard spaces	<u>3</u>	_____
Number of handicapped spaces	<u>1</u>	_____
Existing Number of Spaces	<u>0</u>	
Proposed Additional Spaces	<u>4</u>	
Total	<u>4</u>	

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

A simple access road will be constructed using road base fill on nearly flat terrain.

9. For grading or road construction, complete the following:

- A. Amount of cut 50 cubic yards
- B. Amount of fill 50 cubic yards
- C. Maximum height of fill slope 0 feet
- D. Maximum height of cut slope 1 feet
- E. Amount of import or export 50 cubic yards
- F. Location of borrow or disposal site road cut material will remain onsite

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
this will require a County and State cultivation permit

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Outlaw Springs rd is located off Little Lake rd, approximately 4 miles East of the
Village of Mendocino

23. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
There is a single family residence, Guest cottage and "Cabin" located on the property.

24. Will any existing structures be demolished or removed? Yes No
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 22 feet. Maximum height of proposed structures 28 feet.

26. Gross floor area of existing structures 2800 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 7000 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 5.5+/- square feet acres.

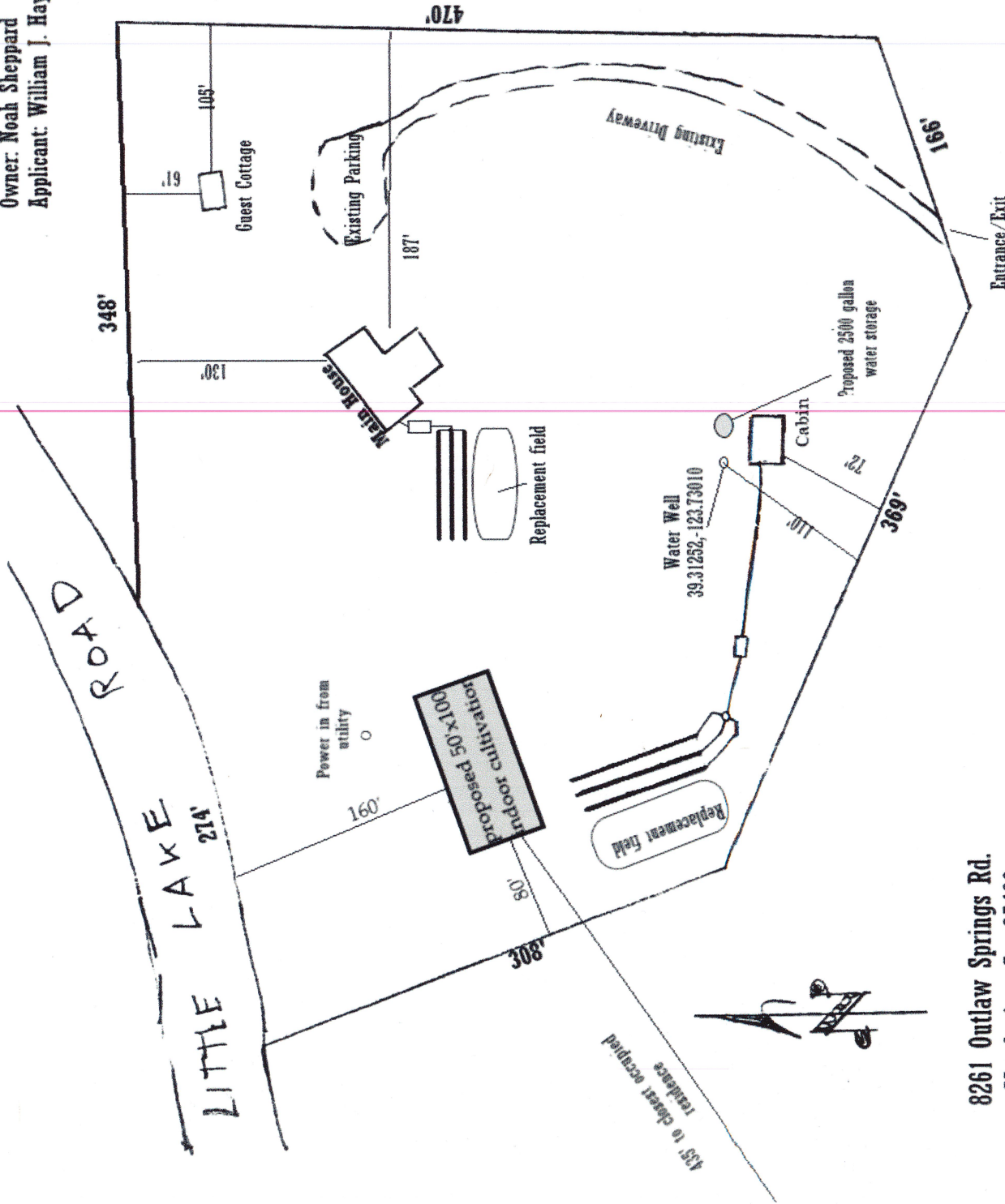
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
This parcel is a gently sloping to almost flat with a residence and two small guest rooms. It is not viewable from the county road or nearby neighbors. There aren't any known cultural or historical aspects.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
Sensitive species evaluation will be included that outlies surrounding vegetation. This parcel is bordered by State Forest on the North and East and residential properties on the South and West

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				private occupied residences
Commercial Industrial				
Institutional Timberland				
Other		Jackson State Forest		

Owner: Noah Sheppard
 Applicant: William J. Hayes



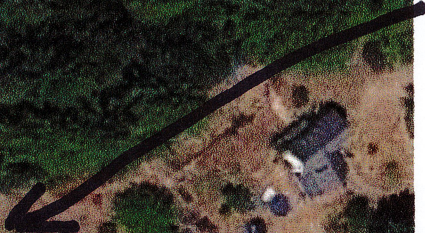
Scale: 1"=100'
 100'

Access from Outlaw Springs Rd.

8261 Outlaw Springs Rd.
 Mendocino, Ca, 95460
 APN: 119-490-19-00

5.5 Acres +/-

Project location



Little Lake Rd

Little Lake Rd

Outlaw Springs Rd

Outlaw Springs Rd

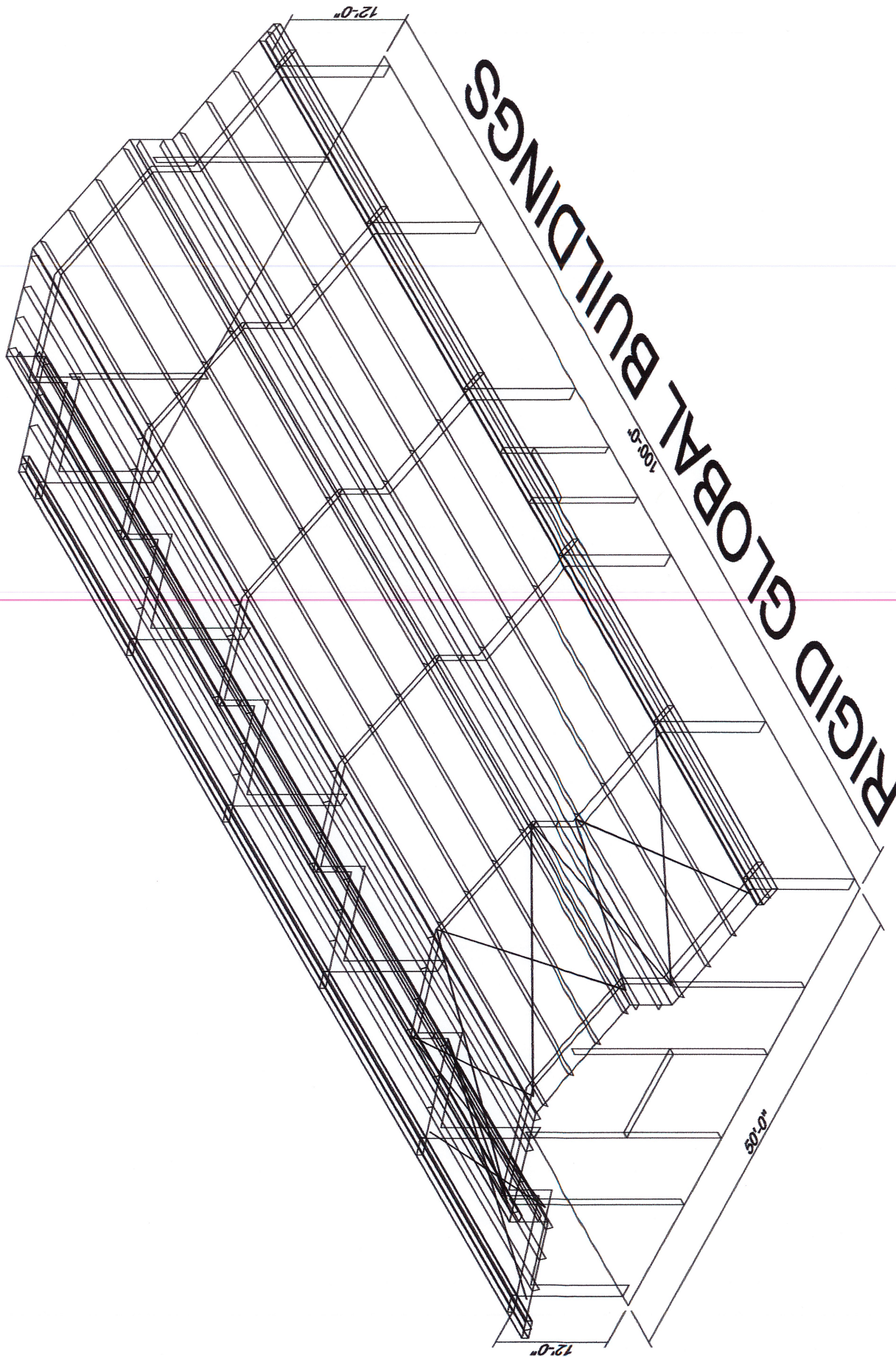
200 ft
50 m

Google

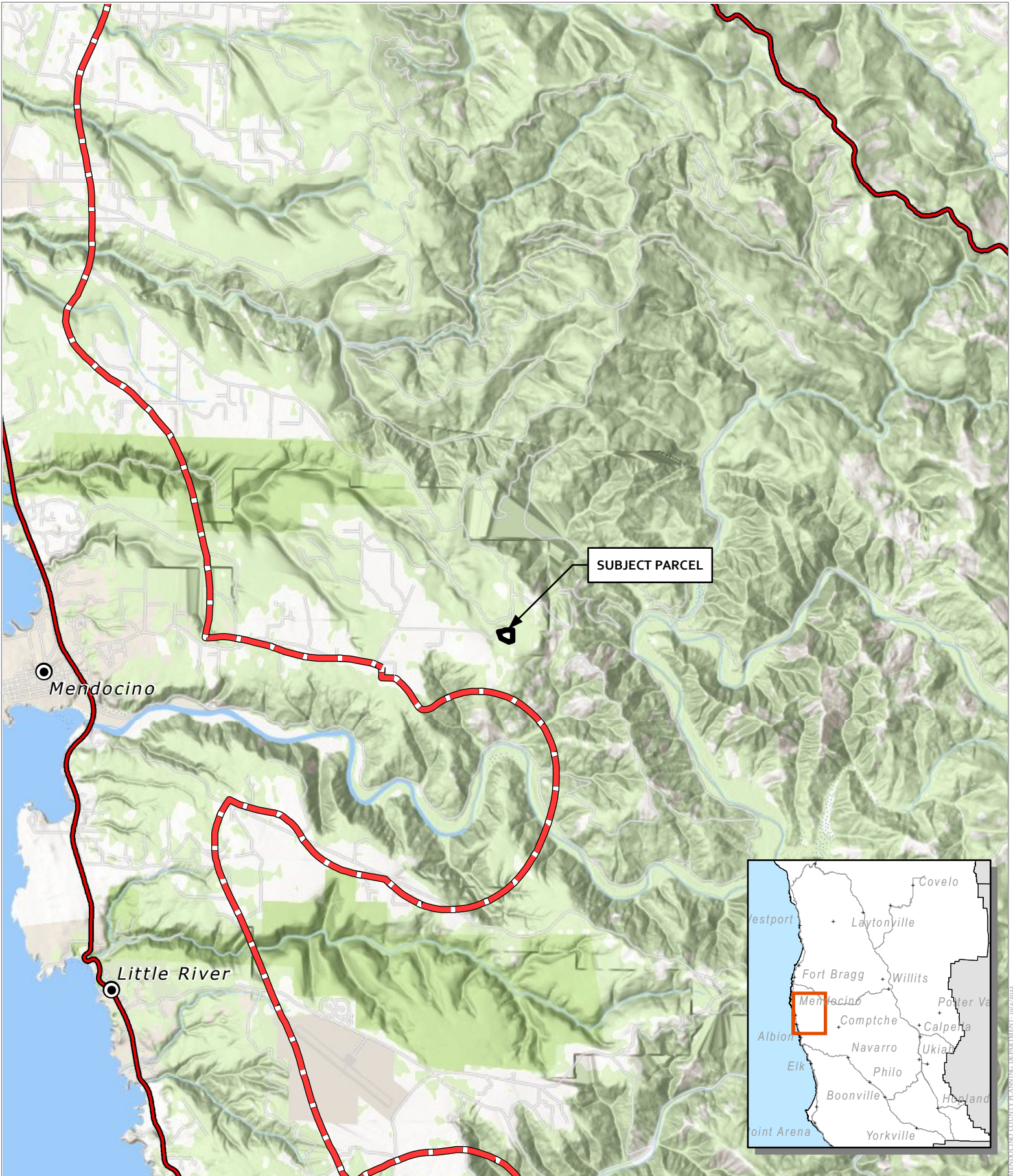
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MENDOCINO



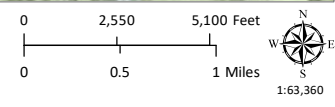


RIGID GLOBAL BUILDINGS

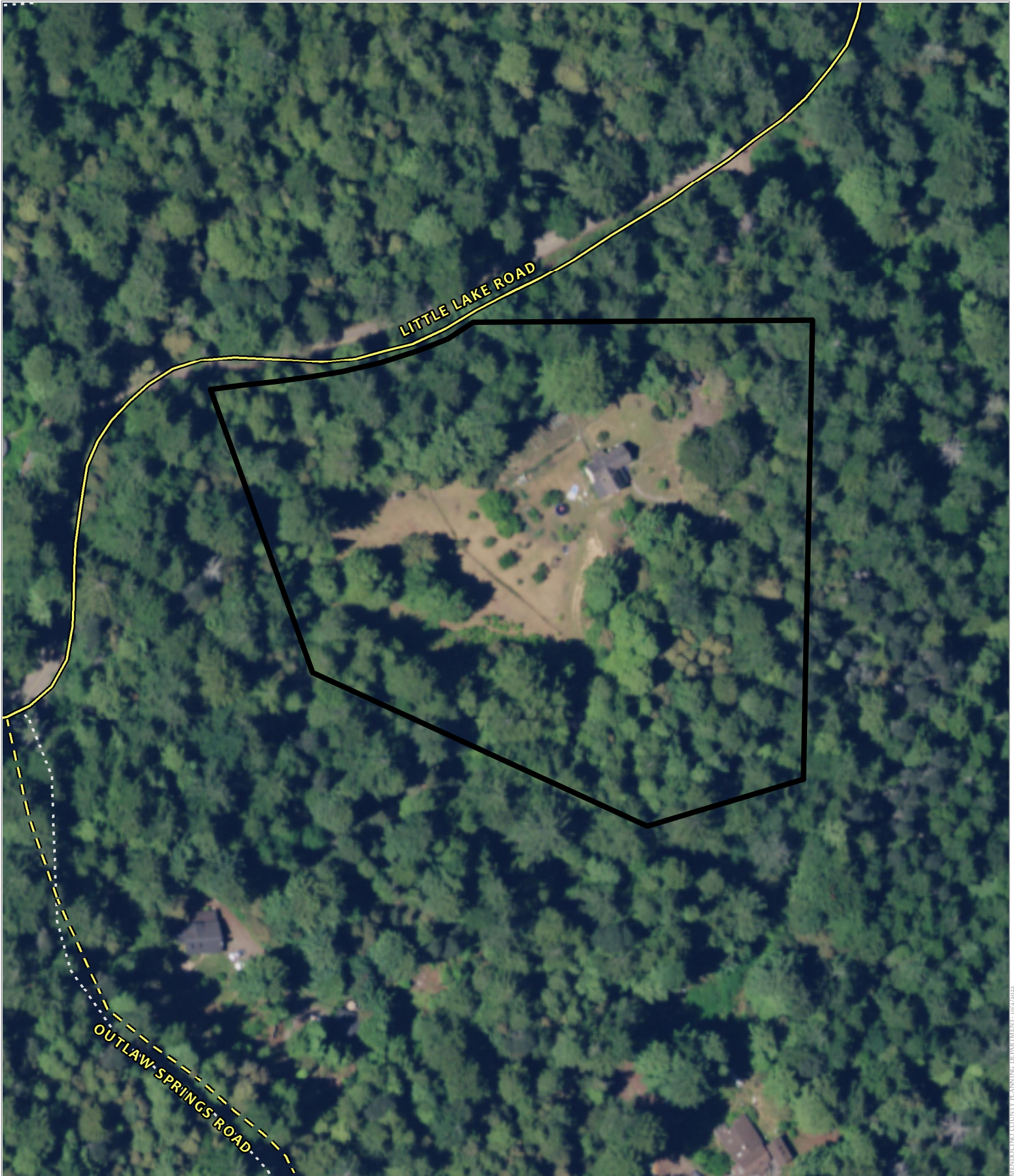


CASE: U 2022-0007
OWNER: SHEPPARD, Noah & Zoe
APN: 119-490-19
APLCT: William Hayes
AGENT: William Hayes
ADDRESS: 8261 Outlaw Springs Rd., Mendocino

- Major Towns & Places
- Highways
- Coastal Zone Boundary

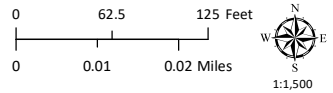


LOCATION MAP



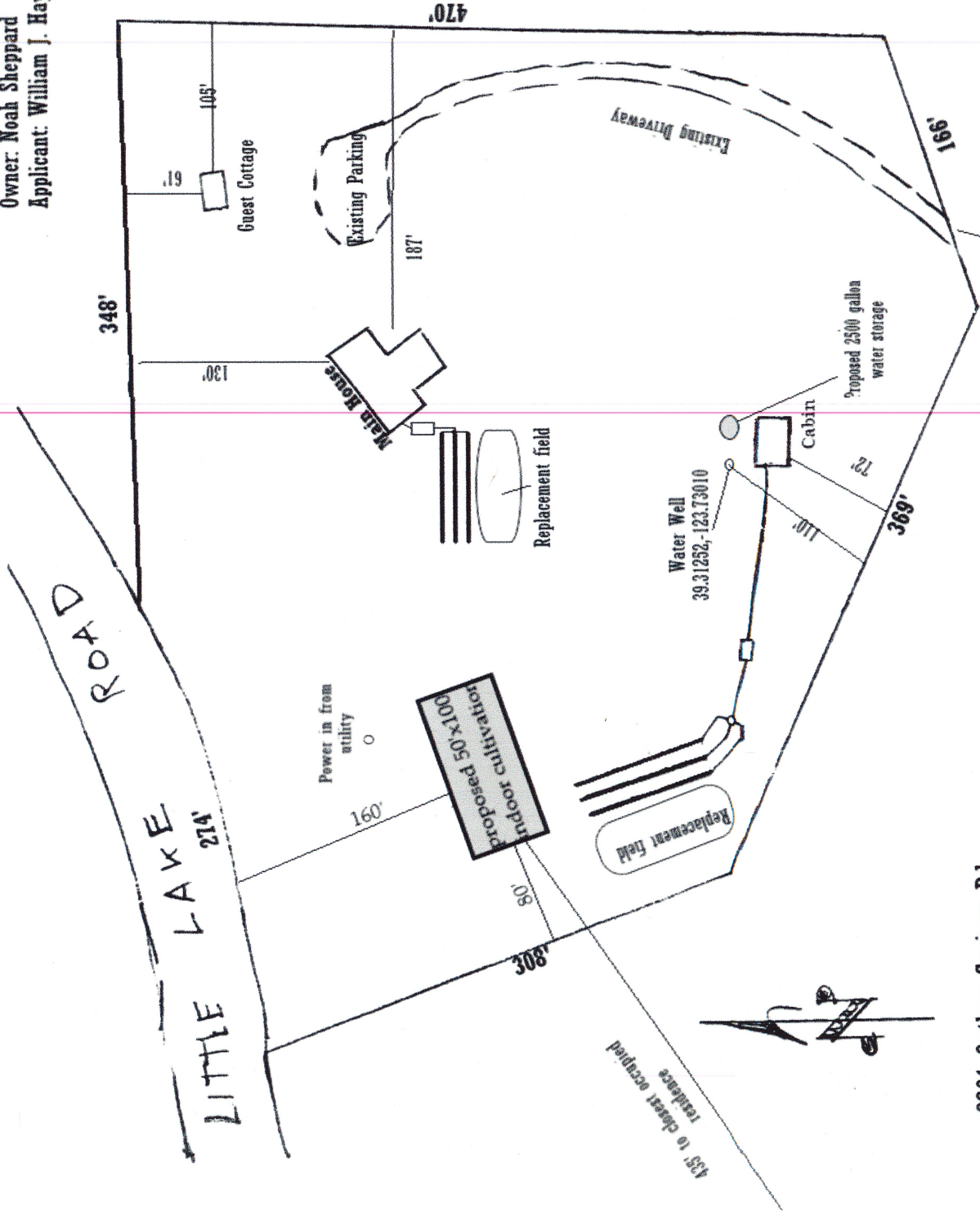
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— Public Roads
- - Private Roads



AERIAL IMAGERY

Owner: Noah Sheppard
 Applicant: William J. Hayes



Scale: 1"=100'

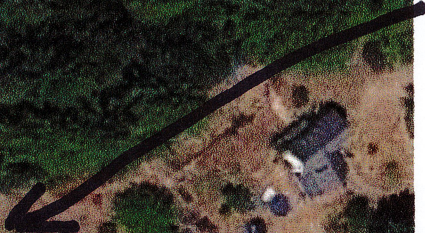


Access from Outlaw Springs Rd.

8261 Outlaw Springs Rd.
 Mendocino, Ca, 95460
 APN: 119-490-19-00

5.5 Acres +/-

Project location



Little Lake Rd

Little Lake Rd

Outlaw Springs Rd

Outlaw Springs Rd

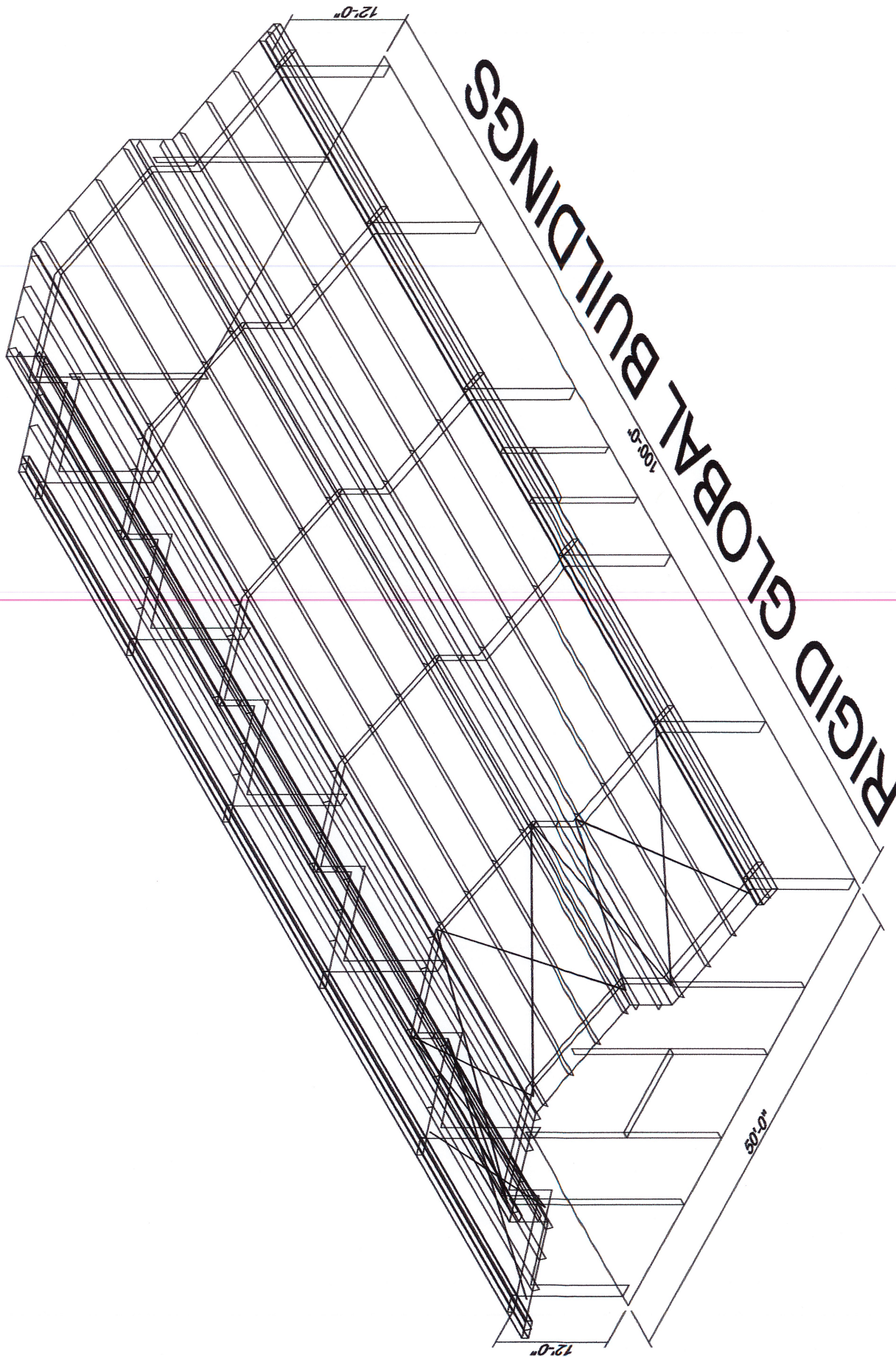
200 ft
50 m

← N

Google

MENDOCINO





RIGID GLOBAL BUILDINGS

TP

LITTLE LAKE ROAD

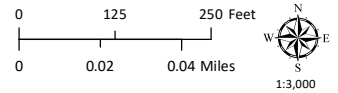
RR

PF

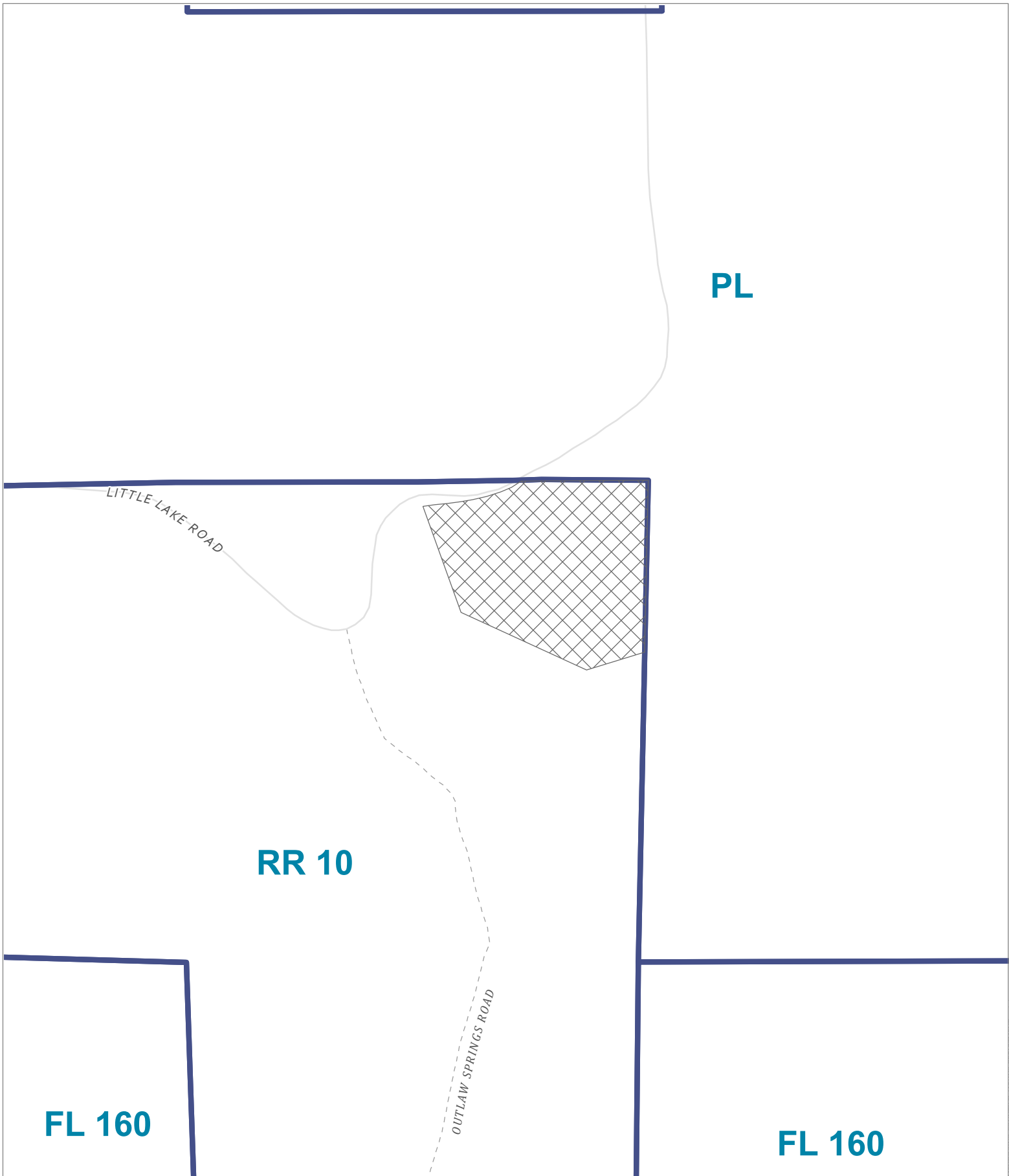
LAKE SPRINGS ROAD

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 Zoning Districts
 Public Roads

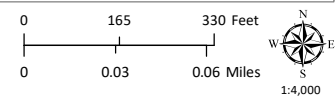


GENERAL PLAN CLASSIFICATIONS



CASE: U 2022-0007
OWNER: SHEPPARD, Noah & Zoe
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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

118-550-09
JACKSON STATE FOREST
600 A±

119-490-19
SHEPPARD NOAH K & ZOE
5.48 A±

119-490-18
CHANDLER RONANLDTTEE /
5.04 A±

119-490-16
JACKSON STATE FOREST
37.5 A±

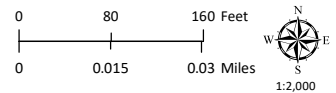
119-490-02
DYM MARC L & CALLYC
8.43 A±

119-490-20
EDMUNDSON LEETTEE
7.38 A±

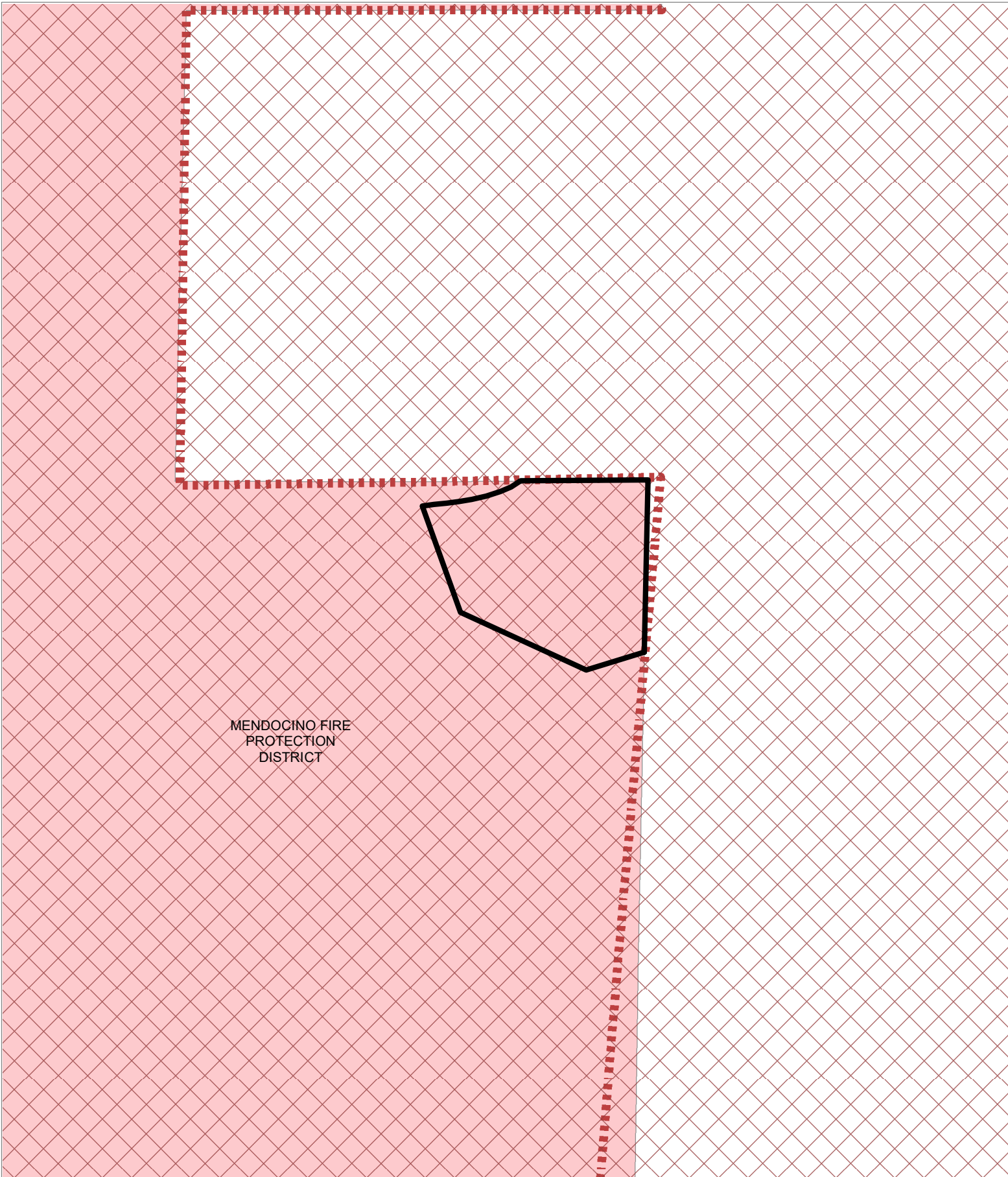
119-490-24
CARRIER WILSON

119-490-01
NASH PETER A & JUDITH MTT
2.74 A±

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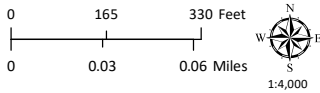
ADJACENT PARCELS



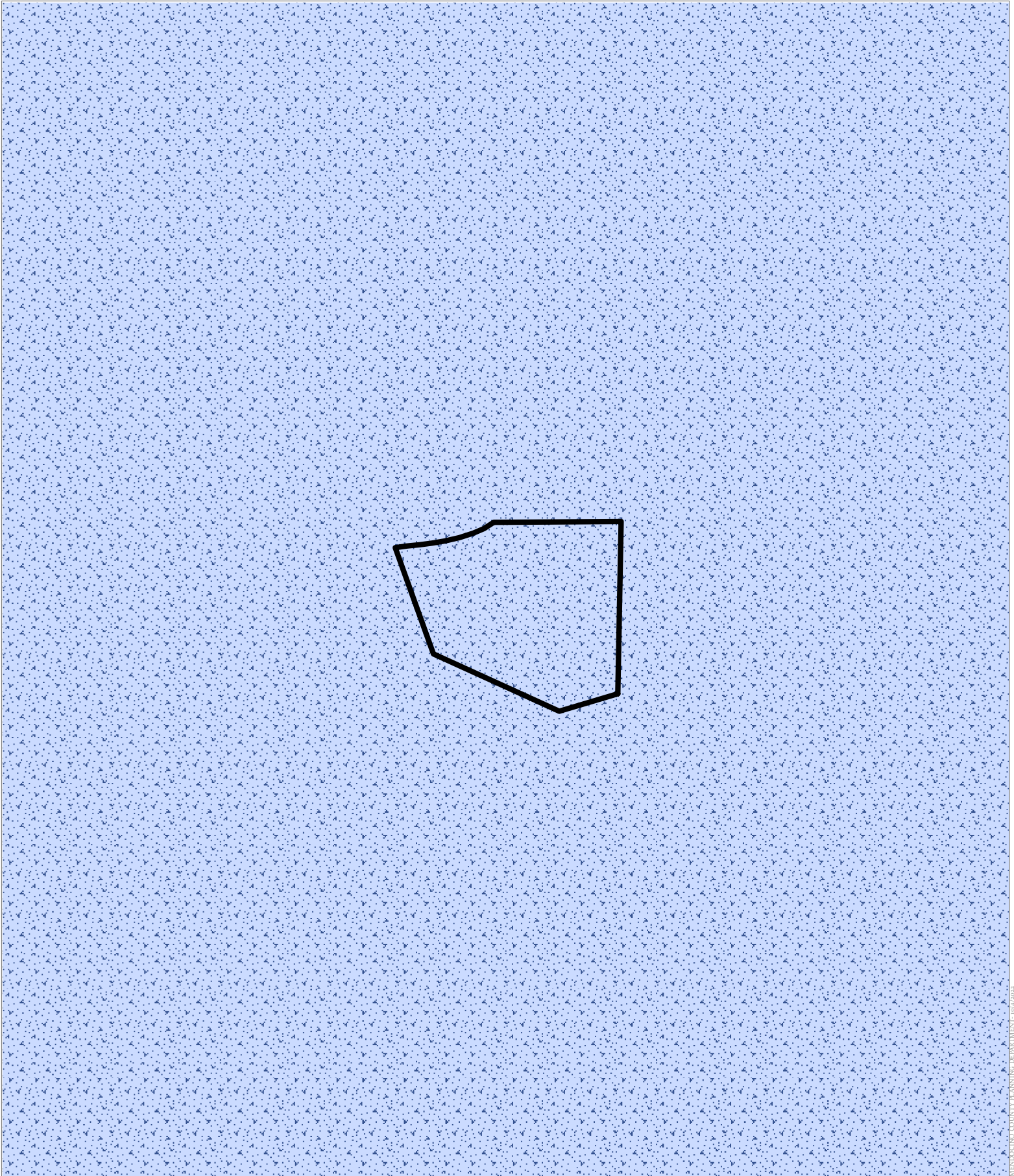
MENDOCINO FIRE
PROTECTION
DISTRICT

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 High Fire Hazard
 County Fire Districts



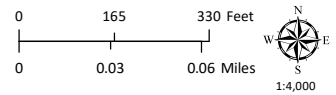
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



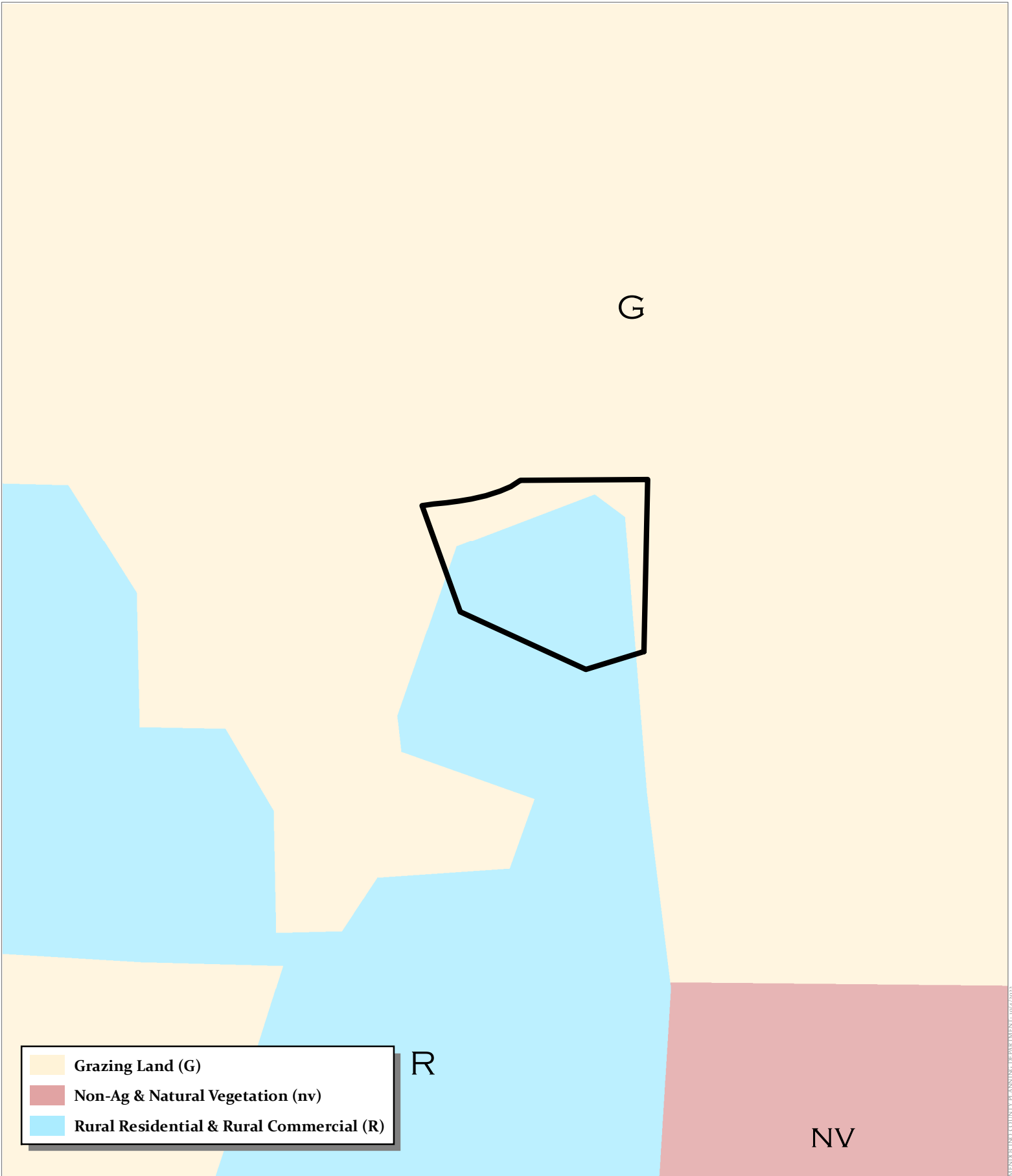
MENDOCINO COUNTY PLANNING DEPARTMENT 10/17/2023

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 Critical Water Resources Bedrock

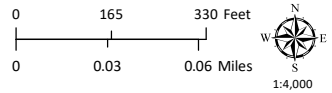


GROUND WATER RESOURCES



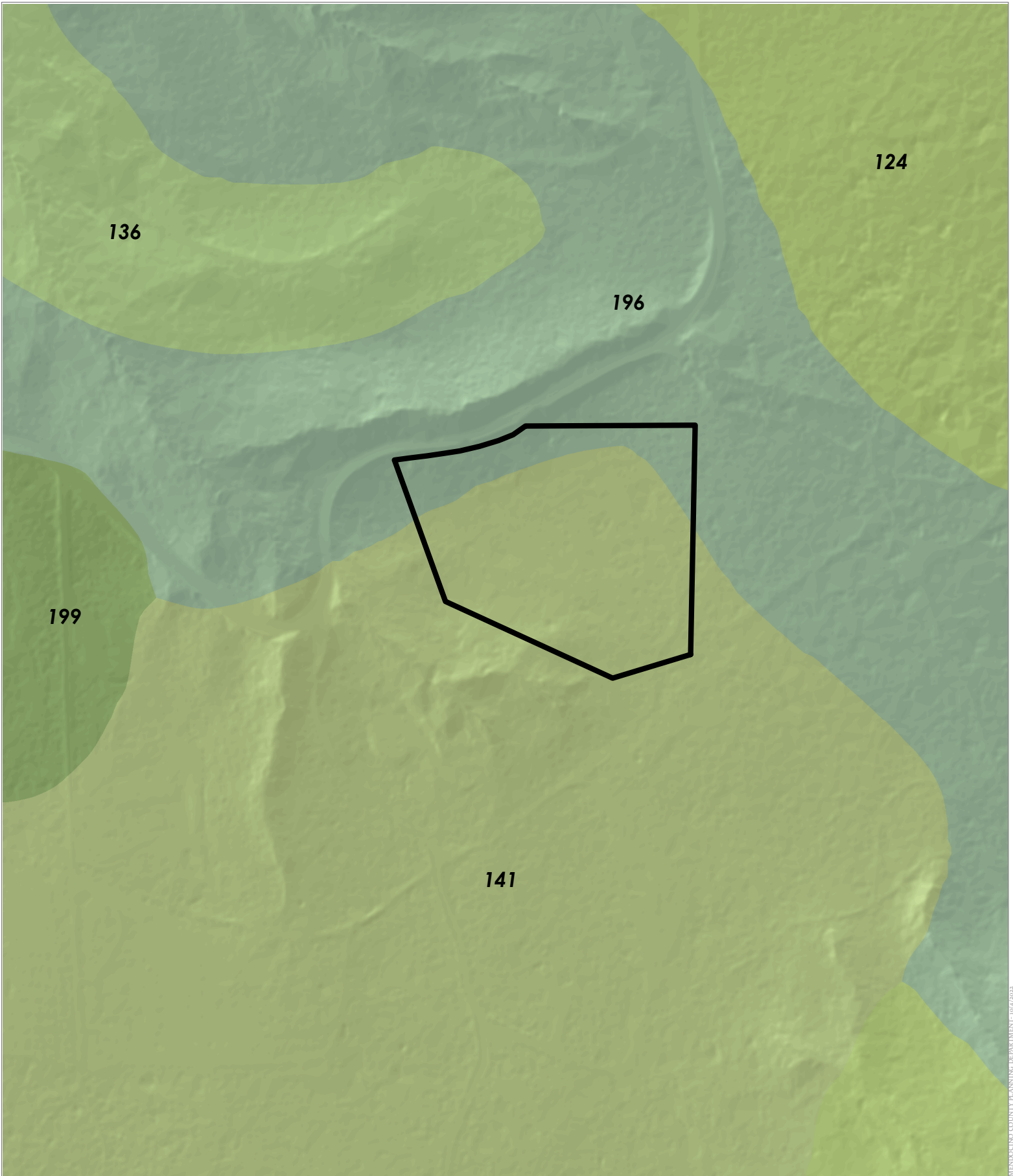
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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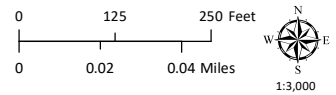
FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2022



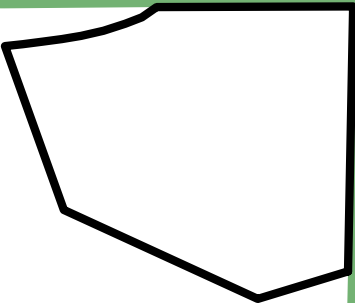
MENDOCINO COUNTY PLANNING DEPARTMENT 10/7/2023

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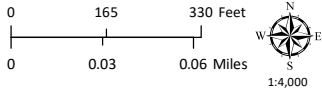
WESTERN SOIL CLASSES

JDSF



Mendocino
Headlands SP

 State Parks



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STATE PARKS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023